

**THE ZONING BOARD WILL CONDUCT A PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, JUNE 7, 2021, AT 6:30 PM EST
THROUGH A WEB AND PHONE MEETING**

The Zoning Board Meeting on June 7, 2021, at 6:30 pm will be hosted remotely. To attend, click on the following Zoom link to register in advance for the Webinar:

https://us02web.zoom.us/webinar/register/WN_u5aH5ZfuRDmNF9weA-4ZZw

After registering, you will receive a confirmation email containing information about joining the webinar.

You can also dial in using your phone:

iPhone one-tap:

US: +16465588656,,84868816482# or +13017158592,,84868816482#

Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128

Webinar ID: 848 6881 6482

Password: 229014

International numbers available: <https://us02web.zoom.us/j/kHu4Jiq1D>

The meeting agenda and additional information is available on the Zoning Board webpage: <https://www.stamfordct.gov/zoning>

Web meeting ground rules:

- *The meeting shall be recorded and the video shall be posted on the City of Stamford website http://cityofstamford.granicus.com/ViewPublisher.php?view_id=8*
- *The Zoning Board shall moderate the audio for attendees.*
- *Attendees shall be on mute and will be unmuted when called to speak by the Zoning Board members.*
- *Applicants will have 20 minutes to make their presentation*
- *Speakers from the public will have 3 minutes each to speak*
- *Any applicant/public speaker wishing to submit written testimony can send it prior to or during the meeting to vmathur@stamfordct.gov.*
- *Please do not send messages to 'Everyone' in the chat because it is distracting for all attendees.*
- *Any applicant/public speaker wishing to speak should use the 'raise hand' function on your computer screen or *9 if dialing in on the phone.*

- *After the moderator allows a public speaker to speak they can unmute themselves and shall announce their name clearly for the record prior to speaking. For those dialling in through a phone press *6 to unmute/mute.*

Please Note: Start times are approximate and subject to change

PUBLIC HEARING CONTINUED FROM MAY 10, 2021

Start Time
6:30pm

1. **Application 220-35– 226-228 West Main Street LLC, Post Road III LLC, Post Road IV LLC, 188 West Main Street LLC, Nancy J. Steinegger, & Estate of John F. Steinegger, c/o Carmody Torrance Sandak Hennessey LLP, 707 Summer Street, 3rd Fl, Stamford, CT, - Text Change,** -Proposing to Amend Article III Section 4.B.7.c (12) *Arterial Streets* to include West Main Street in the list of *Arterial Streets*.
2. **Application 220-36 – 226-228 West Main Street LLC, Post Road III LLC, Post Road IV LLC, 188 West Main Street LLC, Nancy J. Steinegger, & Estate of John F. Steinegger, c/o Carmody Torrance Sandak Hennessey LLP, 707 Summer Street, 3rd Fl, Stamford, CT, - Map Change,** - Applicant is proposing to rezone properties which are bound by Ann Street to the West, West Main Street to the North and Rose Park Ave to the East from the present zoning districts C-B & R-MF to the Village Commercial V-C zoning district.

PUBLIC HEARING CONTINUED FROM MAY 24, 2021

Start Time
7:15pm

3. **Application 221-06 – Raymond Mazzeo (22-1st Corp), Stamford, CT., – Text Change,** -To Amend Article, Section 3.B (Defined Terms) by adding “Tax Lot”, “Zoning Lot” and “Zoning Lot Development Agreement” of the Zoning Regulations.
4. **Application 221-07 – Hogg Holdings (contract purchaser) of 670, 686 & 690 Pacific Street & 171 Henry Street, Stamford, CT- Map Change –** Applicant is proposing to rezone 670, 686, & 690 Pacific Street and 171 Henry Street properties to the V-C (Village Commercial District) Zoning District.

PUBLIC HEARING

Start Time
8:00pm

5. **Application 220-39 – ARTEL PROPERTIES LLC (Owner/Applicant), 41-45 Stillwater Avenue, Stamford, CT., –Map Change,** -Applicant is requesting the rezoning of 41-45 Stillwater Ave from the RMF Zoning District to the Village Commercial Zoning District.
6. **Application 220-40 – ARTEL PROPERTIES LLC (Owner/Applicant), 41-45 Stillwater Avenue, Stamford, CT., –Site & Architectural Plans and/or Requested Uses, Special**

Permit and a Coastal Site Plan Review -Applicant is proposing to demolish two structures and construct a 39 unit residential building with approximately 1980 sq.ft commercial space on the ground floor and 41 on-site parking spaces.

REGULAR MEETING

PENDING APPLICATIONS

Start Time
8:45pm

1. **CSPR-1101 – Joseph Rooney, 105 Houston Terrace, Stamford, CT.** Applicant is proposing adding a second story and a small first floor addition to the existing home along with associated first floor improvements. Property is located within the CAM boundary.
2. **Application 220-35– 226-228 West Main Street LLC, Post Road III LLC, Post Road IV LLC, 188 West Main Street LLC, Nancy J. Steinegger, & Estate of John F. Steinegger, c/o Carmody Torrance Sandak Hennessey LLP, 707 Summer Street, 3rd Fl, Stamford, CT, - Text Change.**
3. **Application 220-36 – 226-228 West Main Street LLC, Post Road III LLC, Post Road IV LLC, 188 West Main Street LLC, Nancy J. Steinegger, & Estate of John F. Steinegger, c/o Carmody Torrance Sandak Hennessey LLP, 707 Summer Street, 3rd Fl, Stamford, CT, - Map Change.**
4. **Application 220-39 – ARTEL PROPERTIES LLC (Owner/Applicant), 41-45 Stillwater Avenue, Stamford, CT., –Map Change.**
5. **Application 220-40 – ARTEL PROPERTIES LLC (Owner/Applicant), 41-45 Stillwater Avenue, Stamford, CT., –Site & Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan Review.**
6. **Application 221-06 – Raymond Mazzeo (22-1st Corp), Stamford, CT., – Text Change.**
7. **Application 221-07 – Hogg Holdings (contract purchaser) of 670, 686 & 690 Pacific Street & 171 Henry Street, Stamford, CT- Map Change.**

ADJOURNMENT

Zagenda 6072021